# MEETING MINUTES CENTRE COUNTY PLANNING COMMISSION August 17, 2021

Members Present: Rich Francke, Chair, Chris Kunes, Vice-Chair, Michele Barbin, Bob Dannaker

and Andrea Pandolfi

Members Absent: Denny Hameister and Deb Simoncek

Staff Present: Ray Stolinas, Liz Lose, Anne Messner, Chris Schnure and Stacy Mann

Others Present: Jim Hannon, Hannon Engineering; Gabe Hutchinson, Hutchinson Companies;

Haines Township Residents - Deborah & Daryl Schafer, Bob Alpago, Kevin

Sims, Kim Greeley and Abby Minor

## 1. Call to Order – Pledge of Allegiance

Chair Mr. Francke welcomed everyone to the Planning Commission meeting and called the meeting to order at 6:01 p.m. The meeting is being recorded.

## 2. Citizen Comments

None.

## 3. Approval of Minutes

A motion was made by Mr. Kunes and second by Mr. Dannaker to approve the minutes of July 20, 2021. Motion carried.

## 4. Planning Commission Member Updates

Mr. Francke reached out to the Deputy Administrator regarding the access to the meeting with the locked door and talked with Mimi Wutz; Mimi has had a rough year and has resigned as the Unionville Borough Mayor. Mr. Stolinas stated that he has received a resignation letter from Mimi effective today from the Planning Commission.

## 5. New Business

## Subdivision / Land Development

## Subdivision:

Harvest Meadows
Preliminary Subdivision Plan
322 Lots (81 single-family detached homes, 236 townhomes and 5 open space lots)
Benner Township
CCPCDO File #85-21

A motion was made by Mr. Dannaker and second by Ms. Pandolfi to grant Conditional Preliminary Plan Approval subject to the completion of the pending items and the approval signatures of the Benner Township Planning Commission and Board of Supervisors. Motion carried.

## Land Developments:

Belle Rose Townhomes
Preliminary Land Development Plan
Ten (10) Residential Units
Benner Township
CCPCDO File #86-21

A motion was made by Mr. Kunes and second by Ms. Barbin to grant Conditional Preliminary Plan Approval subject to the completion of the pending items and the approval signatures of the Benner Township Planning Commission and Board of Supervisors. Motion carried.

Aaronsburg Dollar General Store Final Land Development Plan One (1) Commercial Building Haines Township CCPCDO File #89-21

A motion was made by Mr. Kunes and second by Mr. Dannaker to grant Conditional Final Plan Approval subject to the completion of the pending items and the review comments from the Centre County Engineer and Haines Township Zoning Officer and the approval signatures of the Haines Township Planning Commission and Board of Supervisors. Motion carried.

Kevin Sims, resident raised questions about storm water issues on Tattletown Road and storm water pollutants to Elk Creek.

Abby Minor, resident raised concerns to storm water issues and who they can contact.

Kim Greeley, resident raised concerns to traffic speed on the road and the sight distance is very poor from Tattletown Road even before the additional traffic with a store.

Bob Alpago, resident raised concerns to traffic safety, run off flooding on Tattletown Road and the EDU's.

Gabe Hutchinson, Hutchinson Companies, LLC presented architectural drawings of the proposed store and the layout.

## Tabled Plans (no action):

G. M. McCrossin, Inc. – Phase 2 Lane Development Final Plan 1-Building (Commercial/Office) Benner Township

At the November 21, 2017, CCPC Meeting, the plan was tabled for action at the request of the applicant until further notice.

## Time Extension Requests:

•	S & A Homes, Inc. Subdivision of Lot 2RR of Plat Book 92, Page 67	(CFA) File No. 38-21
	Walker Township1	st Request (No Fee Required)
•	Deerhaven Subdivision – Phase 2B (CFA)	File No. 39-21
	Walker Township1	st Request (No Fee Required)
•	Centre Hall Fire Company Land Development (CFA)	File No. 130-13
	Centre Hall Borough5 <sup>th</sup> Rec	quest (\$100.00 Fee Required)

Note: CPA = Conditional Preliminary Plan Approval

CFA = Conditional Final Plan Approval

A motion was made by Mr. Dannaker and second by Ms. Barbin to approve the above-mentioned Time Extension. Motion carried.

Major Subdivision and Land Development Plan Sub-Committee Meeting: The meeting date will be Thursday, August 26, 2021 at 4:00 p.m.

Please see Attachment #1 - Subdivision & Land Development for more information.

## Milesburg Borough and Boggs Township Joint Comprehensive Plan

Ms. Lose gave a presentation on the development of the draft Milesburg Borough and Boggs Township Joint Comprehensive Plan. She explained the joint planning process and pointed out the similarities and differences between the 2 municipalities with respect to community issues and outlining goals. She further explained how goals were structured as it related to municipal capacity and resources to implement goals. Ms. Lose requested that the planning commission members please review the plan's objectives, goals, maps and implementation chart to ensure that they fit together and are clear to the user. She recommended that the members provide comments for suggested revisions no later than October 1, 2021 but preferably sooner given that both municipalities are scheduled to adopt the plan at their October 2021 regular business meetings.

## **Centre County MPO Update**

## **CCMPO Safety Subcommittee**

The Safety Subcommittee continues progress towards developing a safety project for the 2023-2026 Transportation Improvement Program. The locations of concern for high crash areas is being narrowed down. PennDOT to complete unfinished safety projects such as new guide rail and rumble strips. Safety measures are being considered and are beginning to be installed such as traffic signals with back plates and sequential chevrons.

## State College Area Connector

The project team will be attending the Grange Fair to provide information to the public. They will also be holding a public information meeting September 22 and September 23, 2021 from 1 p.m. to 8 p.m. at Wyndham Garden – State College, 310 Elks Club Road.

Please see Attachment #2 – CCMPO Update for more information.

## 6. Director's Report and Other Matters to Come Before the Commission

The Director's report was previously emailed. Mr. Stolinas briefly went over the items in the report.

- FFY2021 DCED-CFA Multimodal Transportation Fund Application Consistency Letters
- Snow Shoe Borough Zoning Ordinance Amendment Amend District Use Regulations, Specifically Under the General Commercial District (C-1) to allow for "Communications Antennae, Communication Towers and/or Equipment, and Amend Article XII Creation and Membership of the Snow Shoe Township Zoning hearing Board Modifying Number of Members and Appointment (7/19/21)
- Walker Township Zoning Ordinance Amendment Add "Contractor Shops & Yards" as a Conditional Use within the General Commercial (C) District (7/21/21)
- Construction and Acquisition/Rehabilitation for Sustainable Housing (CASH Program) -Application Process
- Centre County Airport Authority Board Terminal and Airport Signage
- Snow Shoe Township Zoning Map Amendment Rezone T.P. 02-010-,025-,0000- & 02-010-,022-,0000- from Residential to Industrial (8/11/21)

Please see Attachment #3 – County Planning Director Update for more information.

With no further business to come before the Commission, a motion was made by Mr. Dannaker and second by Mr. Francke to adjourn at 7:52 p.m. Motion carried.

Respectfully submitted,

Raymond J. Stolinas, Jr., AICP, Director

THESE MINUTES WERE APPROVED AT THE SEPTEMBER 21, 2021 CENTRE COUNTY PLANNING COMMISSION MEETING.

## SUBDIVISION & LAND DEVELOPMENT August 17, 2021

## Subdivisions:

Harvest Meadows
 Preliminary Subdivision Plan
 Lots (81 single-family detached homes, 236 townhomes, and 5 open space lots)
 Benner Township
 CCPCDO File #85-21

## Land Developments:

- 2. Belle Rose Townhomes
  Preliminary Land Development Plan
  Ten (10) Residential Units
  Benner Township
  CCPCDO File #86-21
- 3. Aaronsburg Dollar General Store Final Land Development Plan One (1) Commercial Building Haines Township CCPCDO File #89-21

## Tabled Plans (no action):

G. M. McCrossin, Inc. -- Phase 2 Land Development Final Plan 1-Building (Commercial / Office) Benner Township CCPCDO File #145-17

At the November 21, 2017, CCPC Meeting, the plan was tabled for action at the request of the applicant until further notice.

## Time Extension Requests:

•	S & A Homes, Inc. Subdivision of Lot 2RR of Plat Book 92, Page 67 (CFA)  Walker Township	File No. 38-21 o Fee Required)
•	Deerhaven Subdivision – Phase 2B (CFA) Walker Township	File No. 39-21 o Fee Required)
•	Centre Hall Fire Company Land Development (CFA) Centre Hall Borough	File No. 130-13 0 Fee Required)
•	Powdr-Woodward PA, LLC (Phase VIII) Land Development (CPA) Haines Township	File No. 158-17 0 Fee Required)
Note:	CPA = Conditional Preliminary Plan Approval CFA = Conditional Final Plan Approval	Page 1 of 1

## Time Extension Requests:

This office acknowledges receipt of written requests from the above-referenced applicants asking the Commission to favorably consider the granting of ninety (90) day time extensions for the completion of the remaining conditions pending plan approval.

Accordingly, we recommend the granting of ninety (90) day time extensions.

CFA = Conditional Final Plan Approval

### Harvest Meadows

(plan dated: July 8, 2021; last revised: August 11, 2021)

# Preliminary Subdivision Plan 322 Lots (81 single-family detached homes, 236 townhomes, and 5 open space lots) Benner Township

Location:

Along the eastern boundary of Fillmore Road, approximately 900 feet north from its intersection

with Fox Hill Road.

Surveyor/Engineer: ELA Group, Inc., State College, Pa.

Tract History:

- a) The parent tract, which contains approximately 88 acres, is owned by Airport Park State College, LLC.
- b) This proposal represents a Preliminary Plan submission showing the subdivision of 322 lots, comprising 81 single-family detached homes, 236 townhomes, and 5 stormwater management lots with corresponding infrastructure such as streets, utilities, stormwater management controls, etc. to service the proposed lots.

Note: Per the County's requirements, the <u>Preliminary Plan</u> depicts the development concept only, showing the general design with approximate dimensions of streets, lots and other planned features.

## ARTICLE V - MAJOR RESIDENTIAL SUBDIVISION

## 510. Preliminary Plan Requirements

- A.3. Clarify the direction of the north arrow; the north arrow does not appear to be pointing in the proper direction; amend on all plan sheets accordingly.
- A.6. Reference the source of title for the property being subdivided. The deed source referenced in the Site Data Block will be revised as the property being subdivided is part of a lot addition / replot plan with adjoining properties owned by the State College Borough Water Authority. The lot addition / replot plan must be approved and placed on record prior to this subdivision proposal being approved.
- A.10. Locate and label the existing stormwater management easement per Record Book 1058, Page 926; noting the width and source of title to be consistent with the labeling of the other easements depicted on the plot plan. This easement is located along the western property line of Lot 16 of Plat Book 57, Page 110 and adjoins lands of this proposal as shown on Exhibit "A" of Record Book 1058, Page 926.
- A.14. Amend Sheet 9 of 16 by labeling <u>Broad Oak Lane</u> and <u>Fillmore Road (T-344)</u> on the Magnolia Lane Plan View schematic.

Also, label Fillmore Road (T-344) on the profile.

A.14. (cont) Amend Sheet 10 of 16 by labeling <u>Broad Oak Lane</u> and <u>Fillmore Road (T-344)</u> on the Magnolia Lane Plan View schematic.

A.14. (cont) Amend Sheet 13 of 16 by labeling <u>Broad Oak Lane</u> and <u>Fillmore Road (T-344)</u> on the Juliet Court Plan View schematic.

Also, label Fillmore Road (T-344) on the profile.

A.14. (cont) Amend Sheets 15 & 16 of 16 by labeling <u>Juliet Court</u> and <u>Fillmore Road (T-344)</u> on the Broad Oak Lane Plan View schematic.

Also, label <u>Juliet Court</u> on the profile.

- A.17. Label the material type and size of the proposed gas line main that will service this proposal.
- A.18. Site Data: Amend Notes 3 on Sheet 6 of 16 to reference the number of parking spaces in Phase 1 as 62 in lieu of 66.

## 518. Additional Supplemental Requirements

## A. Supporting Data

- A.1. Awaiting receipt of the Township Engineer's review and approval relative to the Preliminary Plan concept, specifically regarding the general design, the approximate dimensions of the streets and lots and other planned features.
- A.3. Provide written confirmation from the Benner Township Zoning Officer indicating that the proposal meets or exceeds all applicable regulations per the Benner Township Zoning Ordinance.
- A.3. (cont) Benner Township Ordinance No. 133 rezoned Tax Parcel No. 12-4-35 to Multi-Family Residential (R-2) with Tax Parcel Nos. 12-4-102 and 12-4-104 remaining as Industrial as they existed prior to the lot addition / replot plan. Accordingly, the Benner Township Zoning Map will need to be amended to reflect the reconfigured tracts of land mentioned above, with the lands owned by the State College Borough Water Authority being Industrial (I) and the lands owned by Airport Park State College, LLC as Multi-Family Residential (R-2). To that end, provide written evidence from Benner Township indicating the zoning map has been amended.
- A.3. (cont) Provide a copy of approved Benner Township driveway permits for the proposed accesses onto Fillmore Road (T-344), noting the permit numbers on the plan.
- A.3. (cont) Provide a completed copy of the Traffic Impact Study (TIS) and corresponding written evidence from Benner Township indicating their approval. If there are mitigations needed as a result of the TIS, amend the plan accordingly.
- A.3. (cont) Provide written documentation from the State College Borough Water Authority indicating they've had an opportunity to review the plan, addressing any of their concerns.

## C. Certificates

C.1. Once conditional preliminary plan approval has been granted, obtain the signature and seal of the Professional Land Surveyor responsible for the plan (i.e., Execute the Certificate of Accuracy (Survey) Block); and, provide the seal of certification on all applicable plan sheets.

- C.1. (cont) Once conditional preliminary plan approval has been granted, obtain the signature and seal of the Professional Engineer responsible for the plan (i.e., Execute the Certificate of Accuracy -- General Plan / Report Data Block); and, provide the seal of certification on all applicable plan sheets.
- C.6. Execute the Offer of Dedication Block.
- C.4. Obtain the original signature of the owner of the property being subdivided and execute the Certification of Ownership Block.
- C.2. Obtain the approval signatures of the Benner Township Planning Commission and the Benner Township Board of Supervisors.
- C.3. Upon completion of the above, obtain the approval acknowledgement signature of the Centre County Planning Commission.

## General Comments

- Note, per Section 508.(4)(v) of the Pa. Municipalities Planning Code (MPC), "In the case of a preliminary plat calling for the installation of improvements beyond the five-year period, a schedule shall be filed by the landowner with the preliminary plat delineating all proposed sections as well as deadlines within which applications for final plat approval of each section are intended to be filed. Such schedule shall be updated annually by the applicant on or before the anniversary of the preliminary plat approval, until final plat approval of the final section has been granted and any modification in the aforesaid schedule shall be subject to the approval of the governing body in its discretion." Updating the schedule annually protects the developer from any changes in zoning, subdivision and land development ordinances, and other governing ordinances subsequent to the date of the initial preliminary plan submission.
- Upon satisfactory completion of the above plan requirements, approval of the Preliminary Plan by the Commission constitutes conditional approval of the proposed subdivision in regard to the general design, the approximate dimensions of the streets and lots and other planned features. The Preliminary Plan approval obligates the Applicant to the general scheme of the Subdivision. However, if the Applicant determines that a significant change to his original submission is desirable, he may modify his plans by submitting a revised Preliminary Plan for review and approval.

Approval of the Preliminary Plan does not allow for construction of the required improvements, authorize the sale of lots or the recording of the Preliminary Plan.

Subject to the review comments from the Benner Township Engineer and the Benner Township Zoning Officer, staff recommends Preliminary Plan Approval subject to the completion of the items noted above and the approval signatures of the Benner Township Planning Commission and Board of Supervisors.

### Belle Rose Townhomes

(plan dated: July 8, 2021; last revised: August 12, 2021)

## Preliminary Land Development Plan Ten (10) Residential Units Benner Township

Location:

Along the eastern boundary of Benner Pike (State Route 0150) approximately 200 feet south from its intersection with Clemens Lane (T-776) located in Benner Township.

Surveyor/Engineer: PennTerra Engineering, Inc., State College, Pa.

- Tract History: a) The primary development is to occur on a 1.107 acre tract of land being Tax Parcel No. 12-3B-26A with the access road to service the land development activity occurring on Tax Parcel 12-3B-26, containing 1.174 acres, with both tracts owned by Dubbs Payne Partnership, LLC,
  - b) This proposal represents a preliminary plan submission showing a proposed 10-unit residential townhome building with corresponding infrastructure (i.e., stormwater management, access road, parking, etc.).
  - c) Per the County's requirements, the Preliminary Plan depicts the development concept only, showing the general design with approximate dimensions of streets, lots and other planned features.

## ARTICLE VII – LAND DEVELOPMENT

#### 705. Preliminary Plan Submission

C. This office acknowledges receipt of a completed copy of the Pennsylvania Department of Environmental Protection (DEP) Application Mailer. Provide this office with corresponding written evidence of DEP approval.

#### Additional Supplemental Requirements 719.

#### A. Supporting Data

- Awaiting receipt of the Township Engineer's review and approval relative to the Preliminary A.1. Plan concept, specifically regarding the general design, the approximate dimensions of the streets and lots and other planned features.
- Provide written confirmation from Bellefonte Borough indicating their willingness and ability to A.2. provide water service for this proposal.
- Provide written confirmation from the Benner Township Zoning Officer indicating that the A.3. proposal meets or exceeds all applicable regulations per the Benner Township Zoning Ordinance.

Also, contact Benner Township to determine if the Benner Township Zoning Approval Block is required; remove or execute accordingly.

- A.3. (cont) Provide a copy of approved PennDOT Highway Occupancy Permits (HOPs) for the proposed stormwater facilities and proposed water line that will cross under Benner Pike (State Route 0150), noting the permit numbers on the plot plan.
- A.3. (cont) Provide a copy of an approved Benner Township Driveway Permit for the access onto Clemens Lane (T-776), noting the permit number on the plot plan.
- A.3. (cont) Provide written evidence from Benner Township indicating their approval of the required conditional use for this proposal, noting any additional requirements; amend Project Notes 10. on Sheet 3 to reference the correct date.

## C. <u>Certificates</u>

- C.1. Once conditional preliminary plan approval has been granted, obtain the signature of the Professional Land Surveyor responsible for the plan (i.e., Execute the Professional Land Surveyor Certification Block).
- C.1. (cont) Once conditional preliminary plan approval has been granted, obtain the signature of the Professional Engineer responsible for the plan (i.e., Execute the Design Engineer's Stormwater Certification Block and the Engineer's Certification Block).
- C.4. Execute the Storm Water Facilities Acknowledgements (Landowner) Block.
- C.4. (cont) Obtain the original signature of the owner of the property being developed and execute the Certification of Ownership Block.
- C.2. Obtain the approval signatures of the Benner Township Planning Commission and the Benner Township Board of Supervisors.
- C.3. Upon completion of the above, obtain the approval acknowledgement signature of the Centre County Planning Commission.

## General Comments

- Execute the Municipal Stormwater Certification Block.
- Upon satisfactory completion of the above plan requirements, approval of the Preliminary Plan by the Commission constitutes conditional approval of the proposed development regarding the general design, the approximate dimensions of the streets, buildings and other planned features. The Preliminary Plan approval obligates the Applicant to the general scheme of the land development. However, if the Applicant determines that a significant change to the original submission is desirable, the plans may be modified by submitting a revised Preliminary Plan for review and approval. Approval of the Preliminary Plan does not allow for construction of the required improvements, authorize the sale of lots or the recording of the Preliminary Plan.

Subject to the review comments from the Benner Township Engineer and the Benner Township Zoning Officer, staff recommends Preliminary Plan Approval subject to the completion of the items noted above and the approval signatures of the Benner Township Planning Commission and Board of Supervisors.

## Aaronsburg Dollar General Store

(plan dated: July 7, 2021; last revised: none referenced)

## Final Land Development Plan One (1) Commercial Building Haines Township

Location: Along the northern boundary of West Aaron Square (State Route 0045), at the western end of Aaronsburg located in Haines Township.

Surveyor/Engineer: Hannon Engineering, P.C., Salamanca, New York

Tract History: a) The development is to occur on a 1.123 acre tract of land to be owned by DG Aaronsburg, LLC, being Tax Parcel No. 23-3A-1.

b) This proposal represents a Final Plan submission showing the development of one (1) commercial building with corresponding infrastructure, stormwater management facilities, etc.

## ARTICLE VII - LAND DEVELOPMENT

## 713. Final Plan Submission

C. Provide this office with a completed copy of the Department of Environmental Protection (DEP) Component 2. Sewage Facilities Planning Module including all supplemental sections which include the Transmittal Letter, Resolution for Plan Revision, Component 4A, Component 4B, and corresponding DEP approval.

## 718. Final Plan Requirements

Note: The property being developed is part of a lot addition / replot plan with the adjoining property.

The lot addition / replot plan must be approved and placed on record prior to this office granting

authorization to the applicant to construct the improvements.

The land development plan will be approved, only after the lot addition / replot plan has been recorded. To that end, amend Sheet 2 of 12 to reflect the reconfigured lots per the lot addition / replot plan.

A.6. Reference the source of title for the property being developed. Amend the Site Data Block and the block on Sheet 3 of 12 (in the lower right corner) to reference the deed source as being Record Book (in lieu of Plat Book Book).

Also, reference the plat book and page number for the approved lot addition / replot plan.

A.7. & A.9. Amend Sheet 2 of 12 to reflect the reconfigured lot per the lot addition / replot plan.

Also, amend the line style of the property being developed to a darker line weight to clearly distinguish from the adjoining properties.

A.8. (cont) Reference the new deed source for the adjoining property north of this proposal, being Tax Parcel No. 23-3A-3C, which is part of the replot plan as mentioned in the aforementioned Note.

Also, note the plat book and page number of the approved plan.

- A.9. Clarify the northwestern property line for the tract of land being developed and having a distance of 150.56 feet; the bearing labeled on this plan is not consistent with the bearing shown on the lot addition / replot plan.
- A.11. Label the material type and size of the existing waterlines located along the southern boundary of West Aaron Square (State Route 0045) and within North West Alley (T-540).
- A.14. The truck turning template (Schematic No. 2) on Sheet 7 of 12 for the entrance shows movements that will encroach into numerous parking stalls; amend the parking lot configuration to remove this conflict. Correspondence from the developer's engineer (dated: August 5, 2021) indicates "that deliveries to the store are pre-planned to take place during non-business hours and parking stalls are coned off during deliveries to avoid conflicts with cars." What time during non-business hours will these deliveries take place? Are there other vendors that make deliveries to the store besides Dollar General (i.e., Coke, Pepsi, bread, etc.)? How can Dollar General guarantee the deliveries will occur during non-business hours?

## 719. Additional Supplemental Requirements

## A. Supporting Data

- A.1. Awaiting receipt of the County's Engineer review and approval of the required engineering details.
- A.3. Provide this office with a copy of the approved PennDOT Highway Occupancy Permit (HOP) for the access onto West Aaron Square (State Route 0045), noting the permit number on the plot plan.
- A.3. (cont) Obtain the approval signature of the Haines Township Zoning Officer (i.e., execute the Haines Township Zoning Officer Approval Block per Resolution No. 06-2019 as adopted by the Haines Township Board of Supervisors on April 18, 2019 which supersedes Resolution No. 09-2018).
- A.3. (cont) In order to ensure that emergency vehicles are able to safely provide adequate services for the site, provide this office with written evidence from the local fire chief (i.e., Millheim Fire Company) indicating they've had an opportunity to review the plan, noting any comments.
- A.5. Awaiting receipt of the County Conservation District's (or DEP, as applicable) review and approval of the required Erosion and Sedimentation Pollution Control Plan.
- A.6. This office acknowledges receipt of a draft copy of the Declaration of Stormwater Access and Maintenance Easement for staff review. Once found acceptable, the applicant will be instructed to execute, record, and note source of title (where recorded) on the plan. Provide this office with a recorded copy for our file.

A.6. (cont) Locate and label, on the plan schematic using accurate bearings and distances, a utility easement for the existing waterline that traverses through the western portion of the property being developed and supplies water to the adjoining property, being Tax Parcel No. 23-3A-3C.

To that end, provide a draft copy of the utility easement to this office for staff review. Once found acceptable, the applicant will be instructed to execute, record, and note source of title (where recorded) on the plot plan. Provide this office with a recorded copy for our file.

## B. Improvements

B.1. & B.2. Upon satisfactory completion of the above plan requirements (per subsequent written concurrence from this office), the applicant shall construct all required improvements as a condition pending final plan approval; or in lieu of, post adequate surety to guarantee same.

Note: In either case, the applicant shall request a final site inspection (in writing) by the County Engineer and Planning Staff, with written correspondence noting approval to be generated by the County Engineer upon satisfactory completion of all required improvements.

## C. <u>Certificates</u>

- C.1. Execute the required stormwater certification block located on Sheet PCSM-1.
- C.4. Obtain the original signature of the owner of the property being developed and execute the Certification of Ownership Block.
- C.2. Obtain the approval signatures of the Haines Township Planning Commission and the Haines Township Board of Supervisors.
- C.3. Upon completion of the above, obtain the approval signatures of the Centre County Planning Commission.

## General Comments

• Provide a lighting plan as well as a detail regarding the types of lighting to be used; the lights should be full-cut off and downward directional to eliminate any spill over onto the adjoining properties.

Subject to the review comments from the Centre County Engineer and Haines Township Zoning Officer, staff recommends Final Plan Approval subject to the completion of the items noted above and the approval signatures of the Haines Township Planning Commission and Board of Supervisors.

## CCMPO UPDATE

August 2021

**Anticipated Agenda Items** 

**Technical Committee** 

Next meeting September 8, 2021

**Coordinating Committee** 

Next meeting September 28, 2021

Want to attend a meeting?

Please go to this link to find out more:

https://www.crcog.net/ccmpo

## CCMPO SAFETY SUBCOMMITTEE

CCMPO Safety Subcommittee continues progress toward developing a safety project for the 2023-2026 Transportation Improvement Program. The Subcommittee received additional safety related presentation from the Federal Highway Administration (FHWA). Based on additional data from PennDOT the locations of concern for high crash areas is being narrowed down to possibly one "local" project. The remaining projects may be developed from PennDOT to complete unfinished safety projects such as new guide rail and rumble strips. A few newer concepts, known as safety measures, are being considered and are beginning to be installed in the county such as traffic signals with backplates and sequential chevrons.







Source: PennDOT

More safety measures information can be found here: https://safety.fhwa.dot.gov/provencountermeasures/

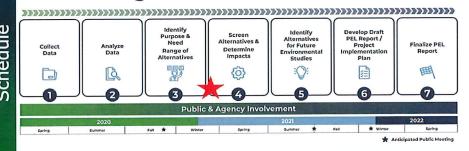
## State College Area Connector

The project team will be attending the Grange Fair to provide information to the public between Friday August 20 through Saturday August 28, 2021.

The team will also be holding a public information meeting September 22 and September 23, 2021 - 1 P.M. to 8 P.M.

WHERE: Wyndham Garden – State College Mountain View Ballroom 310 Elks Club Road

## State College Area Connector PEL Process





## Around the COUNTY/PennDOT

## Centre County Liquid Fuels Program Schedule

Steps	Date(s)
Commissioners authorize solicitation	Tuesday, August 24, 2021
of Fee for Local use and Liquid Fuels	
program	
All notifications sent to municipalities	Friday, August 27, 2021
Deadline for municipalities to submit	Friday, October 22, 2021
requests	
Concurrent review process by	Tuesday October 26 to Tuesday
PennDOT and County staff	November 9, 2021
Staff recommendations to	Tuesday November 23, 2021
Commissioners	
Commissioners act on the awards	Tuesday, November 30, 2021

## County Liquid Fuels Summary

Allocation received for 2021 Program = \$163,000

2021 Allocation funded 4.33 projects

June allocation =\$75,203.14

Anticipated to be received for the 2022 Program \$150,000

Centre Regional Planning Agency 2643 Gateway Drive State College, PA 16801 T (814) 231-3050 F (814) 231-3083

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Trish Meek, AICP tmeek@crcog.net Senior Transportation Planner

Greg Kausch gkausch@crcog.net Senior Transportation Planner

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Centre County Planning & Community Economic Development Office Willowbank Office Building 420 Holmes Street Bellefonte, PA 16823 T (814) 355-6791 F (814) 355-8661

Ray Stolinas, AICP rjstolinas@centrecountypa.gov Director

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## PLANNING AND COMMUNITY DEVELOPMENT OFFICE

BOARD OF COMMISSIONERS
MICHAEL PIPE, Chair
MARK HIGGINS
STEVEN G. DERSHEM

Willowbank Office Building 420 Holmes Street Bellefonte, Pennsylvania 16823-1488 Telephone (814) 355-6791 FAX (814) 355-8661 www.centrecountypa.gov **DIRECTOR**RAYMOND J. STOLINAS, JR., AICP

ASSISTANT DIRECTOR ELIZABETH A. LOSE

## CENTRE COUNTY PLANNING COMMISSION MEETING

## August 17, 2021

The following County Planning Director Update consists of summaries of all initiatives or updates completed within the previous month for the purpose of informing County Planning Commission members of their status.

## COUNTY PLANNING DIRECTOR UPDATE

1. FFY2021 DCED-CFA MULTIMODAL TRANSPORTATION FUND APPLICATION | CONSISTENCY LETTERS

The County Planning Director received multiple requests through the County Transportation Planner, Anne Messner, for Letters of Consistency related to Multimodal Grant Applications through Department of Community & Economic Development for the following municipal transportation projects:

- Howard Township for the Bullit Run Road Project (7.23.2021)
- Snow Shoe Township | Rehabilitation of Roadways (T-407, T-416, T-710, T-606, T-405 & T-410) (8.5.2021)

Letters of Consistency consider local, regional and the County Comprehensive Plan related to transportation components within those particular plans, in addition to the newly developed Centre County Long-Range Transportation Plan (2050).

2. SNOW SHOE BOROUGH ZONING ORDINANCE AMENDMENT | AMEND DISTRICT USE REGULATIONS, SPECIFICALLY UNDER THE GENERAL COMMERCIAL DISTRICT (C-1) TO ALLOW FOR "COMMUNICATION ANTENNAE, COMMUNICATION TOWERS AND/OR EQUIPMENT, AND AMEND ARTICLE XII CREATION AND MEMBERSHIP OF THE SNOW SHOE TOWNSHIP ZONING HEARING BOARD MODIFYING NUMBER OF MEMBERS AND APPOINTMENT (7.19.2021)

The current Snow Shoe Borough Zoning Ordinance, enacted October 13, 2001, does not regulate the placement or establish general requirements for Communication Antennae, Communications Towers and/or Equipment. The second part of the Zoning Ordinance Amendment establishes Communication Antennae, Communication Towers and/or Equipment as a Conditional Use within the *General Commercial (C-1)* zoning district. The proposed amendment also includes Conditional Use Criteria and General Requirements for Building-Mounted Communications

Antennas, Communication Towers and Tower Mounted Antennae and Communication Equipment Buildings. Additionally, the current Snow Shoe Borough Zoning Ordinance, enacted October 13, 2001, established membership for the Zoning Hearing Board at five (5) members and no more than two (2) members shall be appointed, reappointed, or replaces in any single calendar year. Snow Shoe Borough intends to amend Article XII of the ordinance to decrease membership from five (5) to three (3) members and indicate that "no more than one (1) members hall be appointed, reappointed or replaced in any single calendar year, excepting in the cases of vacancies caused by reasons other than expiration of term". Staff commented that the Zoning Hearing Board be appointed by resolution, not necessarily by ordinance, consider alternate membership and add Zoning Hearing Board members shall not hold other elected or appointed office in the municipality nor shall any member be an employee of the municipality. Regarding Communication Antennae, define terms such as Communications Antenna, Towers and Equipment Buildings, Conditional Use Criteria be moved to the Administration and Enforcement Chapter, added Conditional Use Application Criteria, Conditional Use Application from the Secretary versus the Zoning Officer and addition of this use to the chapter's use table.

# 3. WALKER TOWNSHIP ZONING ORDINANCE AMENDMENT | ADD "CONTRACTOR SHOPS & YARDS" AS A CONDITIONAL USE WITHIN THE GENERAL COMMERCIAL (C) DISTRICT (7.21.2021)

Prior to this current amendment, on April 8, 2021, Attorney John R. Miller, III provided an email requesting the review of a Zoning Map Amendment for 3.4 acres located at 1611 East College Avenue, T.P. #14-808-,059-,0000-, rezoning from Village District (V) to General Commercial (C) and amend the zoning ordinance to add the use of "Contractor's Shop and Yard" as a Permitted Use, further defined under Article 13. Definitions. Our office provided a detailed review of the Zoning Map Amendment on May 5, 2021. The latest amendment adding "Contractor's Shop and Yard" to the General Commercial (C) district as a Conditional Use (Section 306-Uses and Structures). Staff suggested the addition of use provisions related to buffering and screening, construction and fabricating activities limited to inside buildings, occurrences, parking requirements minimize noxious. hazardous and nuisance (employee/customer) and hours of operation.

## 4. Construction and Acquisition/Rehabilitation for Sustainable Housing (CASH PROGRAM) | Application Process

On June 29, 2021, the Board of Commissioners announced the opening of the Construction and Acquisition/Rehabilitation for Sustainable Housing Program, through the existing Act 137 Housing Trust Fund, to consider eligible projects that include construction of new rental and owner-occupied housing, acquisition and rehabilitation of housing units for re-sale or to rent and land acquisition for a proposed project to be completed within a two-year time frame. Funds can be used to match federal, state and/or local program funds for affordable housing initiatives in Centre County. The CASH program opened until Friday, July 30, 2021 at 5:00 P.M. Project recommendations and award amounts for eligible projects will be announced on Tuesday, September 7, 2021 at 10:00 a.m. during the regular meeting of the Centre County Board of Commissioners.

## 5. CENTRE COUNTY AIRPORT AUTHORITY BOARD | TERMINAL AND AIRPORT SIGNAGE

On July 29, 2021, our office receive correspondence from the Airport Authority on possible signage and name change for the commercial airline terminal and Airport. The proposed name change is "State College Airport (SCE)". The airfield will remain "University Park (UNV)". The CCAA would appreciate any ideas and comments we may have on the move to either change the terminal signage or rename the Airport. CCAA would like any comments back by August 25<sup>th</sup>.

6. SNOW SHOE TOWNSHIP ZONING MAP AMENDMENT | REZONE T.P. 02-010-,025-,0000- & 02-010-,022-,0000- FROM RESIDENTIAL TO INDUSTRIAL (8.11.2021)

On July 21, 2021, Snow Shoe Township Solicitor, Louis T. Glantz, formally submitted a Zoning Map Amendment request to be reviewed by the Centre County Planning & Community Development Office on or before August 31, 2021 for public hearing consideration. The purpose of the Zoning Map Amendment is to rezone two properties off of Elm Rd., T.P. #02-010-,025-,0000- (21.4 ac.) and T.P. #02-010-,022-,0000- (54.61 ac.), owned by Gilbert L. & Gloria J. Fye from the current designation of *Residential (R)* to *Industrial (I)*. Staff commented that the parcels included in the amendment are contiguous to other lands zoned *Industrial (I)* and may achieve ordinance provisions set forth under the district regulations.